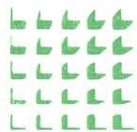


APPENDIX II

# Centre City Development Corporation

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## **MEMORANDUM**

DATE ISSUED: April 27, 2004

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Docket of June 22, 2004

SUBJECT: Fiscal Year 2004-2005 Proposed Budget for the Redevelopment Projects  
Administered by the Centre City Development Corporation ("CCDC")

STAFF CONTACT: Frank Alessi, Vice President and Chief Financial Officer

### **SUMMARY**

Issue - Should the Agency approve the Fiscal Year 2004-2005 Project Budgets for the Centre City and Horton Plaza Redevelopment Projects and the Administrative Budget for CCDC ("FY05 Budget").

Staff Recommendation - Approve the Fiscal Year 2004-2005 Project Budgets for the Centre City and Horton Plaza Redevelopment Projects and the Administrative Budget for CCDC ("FY05 Budget").

Centre City Development Corporation Recommendation - The Board is scheduled to hear this item at its May 26, 2004 meeting. The Budget/Finance Committee of the Board approved the FY05 Budget at its April 19, 2004 meeting.

Centre City Advisory Committee ("CCAC") - The CCAC Budget Committee approved the FY05 Budget on March 24, 2004 and the CCAC is scheduled to hear this item at its May 19, 2004 meeting.

Other Recommendations - None.

Fiscal Impact - The FY05 Budget totals \$151.8 million. The FY05 Budget is financed with tax increment, tax allocation bonds, developer proceeds, interest and other income.

### **BACKGROUND**

Centre City Development Corporation ("CCDC") was created by the City of San Diego in 1975 to plan, implement, and direct redevelopment of San Diego's urban core. Approximately 1,450 acres which include the Centre City and Horton Plaza Redevelopment Projects are currently administered by the Corporation.

## DISCUSSION

This memorandum represents a summary of the proposed Fiscal Year 2005 Budget for the Centre City and Horton Plaza Redevelopment Projects and the administrative budget for CCDC. Chart A summarizes the revenues and expenditures for Fiscal Year 2005 totaling \$151.8 million. Schedule I is a listing of the work program for Fiscal Year 2005. Attachment A is a listing of the project activities by District consisting of both prior year programmed funds from Fiscal Year 2004 and new monies allocated in Fiscal Year 2005. Attachment B presents the administrative budget for CCDC. Attachment C provides a list of completed residential projects, Attachment D provides historical economic gain from redevelopment, and Attachment E provides a Summary of Administrative Budget Changes.

The proposed FY05 Budget was reviewed and approved by CCDC's Budget/Finance Committee at its April 19, 2004 meeting and is scheduled to be heard by the full Board at its meeting of May 26, 2004. The FY05 Budget has been presented to and approved by the Budget Committee of the Centre City Advisory Committee and will be presented to the full CCAC at its meeting on May 19, 2004. It is anticipated that the Agency/Council will be presented the budget for approval at the June 22 meeting.

The FY05 Budget consist primarily of three components; project budgets inclusive of the provision for the use of Low and Moderate Income Housing Funds, appropriations for Long Term Debt and CCDC's Administrative Budget. The three components of the budget have funding sources derived from tax increment, tax allocation bonds, developer proceeds, interest income and other income. These components are as follows:

### Project Budgets (\$120.5m)

The budget contains multi-year projects and, therefore, the FY05 Budget includes adjustments to existing project activities and provisions for new activities. The proposed budget contains a total of \$120.5 million of new appropriations for projects, low and moderate income housing projects, administration and related soft costs. The budget for the Low and Moderate Income Housing Funds ("LMIHF") includes approximately \$7.0 million in addition to the commitment of funding the Notice Of Funding Availability ("NOFA") in the amount of \$40 million of which \$27 million is a carryover from FY04. Significant components of the budget include a provision for the Downtown Main Library, funding for Parks and Open Space, additional funding for the Balboa Theatre, Pedestrian Bridge and at grade track improvements at Park Boulevard and Harbor Drive. The proposed budget also provides for the required payments to the Padres relating to the Memorandum of Understanding, additional design work for the North Embarcadero and the 7<sup>th</sup> and Market parking facility. In addition, funding for various public improvements are provided for in the Cortez, East Village, Little Italy, Gaslamp and Core Districts. These include traffic signal installations, sidewalk improvements, street lights and park improvements. A listing of these projects and the work program is provided on Schedule I. Schedule I delineates the proposed amounts for each project activity and/or additional funding for ongoing projects.



Honorable Chair and Members of the Redevelopment Agency  
April 27, 2004  
Page 3 of 3

In addition to the \$120.5 million for Fiscal Year 2005, it is anticipated that prior year funds for project activities totaling \$84.9 million from Fiscal Year 2004 ("Continuing Appropriations") will be implemented in Fiscal Year 2005 and/or subsequent years for a total of \$205.4 million. Project activities by District are summarized in Attachment A.

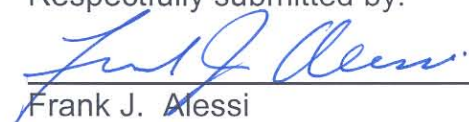
Long-Term Debt (\$270m - \$31.3m Annual Debt Service)

The Long-Term Debt Service Appropriations for Fiscal Year 2005 total \$28.3 million which includes a provision for debt service on Centre City Redevelopment Project Tax Allocation Bonds, Series 1993, 1999, 2000A, 2000B, 2001A, 2003A, Parking Revenue Bonds Series 1999, 2003B and Horton Plaza Redevelopment Project Tax Allocation Bonds Series, 1996, 2000, 2003A, B & C, a provision for an anticipated sale of Tax Allocation Bonds in Fiscal Year 2005, repayment of City loans, and certain other long term obligations.

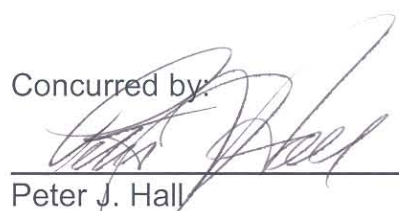
Centre City Development Corporation (included in Project Budgets \$6.3m)

The proposed Fiscal Year 2005 Administrative Budget for CCDC totals \$6,279,200 reflecting a \$618,960 increase over the current year's budget of \$5,660,240 (Attachment B). The amount consists of a \$584,760 increase in Personnel Expense and a \$34,200 increase in Non-Personnel Expense. Personnel Expense provides for salary adjustments for employees including merit increases and the addition of new positions. Non-Personnel Expense reflects an increase resulting primarily from an increase in Workers Compensation Insurance premiums, FF&E/Computer Equipment, and Marketing Expense, partially offset by decreases in rent and telephone expenses.

Respectfully submitted by:

  
\_\_\_\_\_  
Frank J. Alessi  
Vice President and Chief Financial Officer

Concurred by:

  
\_\_\_\_\_  
Peter J. Hall  
President

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Attachment(s):

Chart A - Revenues and Expenditures  
Schedule I - Work Program for Fiscal Year 2005  
Attachment A - Project Activities  
Attachment B - Administrative Budget  
Attachment C - Completed Residential Projects  
Attachment D - Economic Gain  
Attachment E - Summary of Administrative Budget Changes

Centre City Development Corporation  
FY 2005 Revenue/Expenditure Summary  
\$151.8M (In Millions)

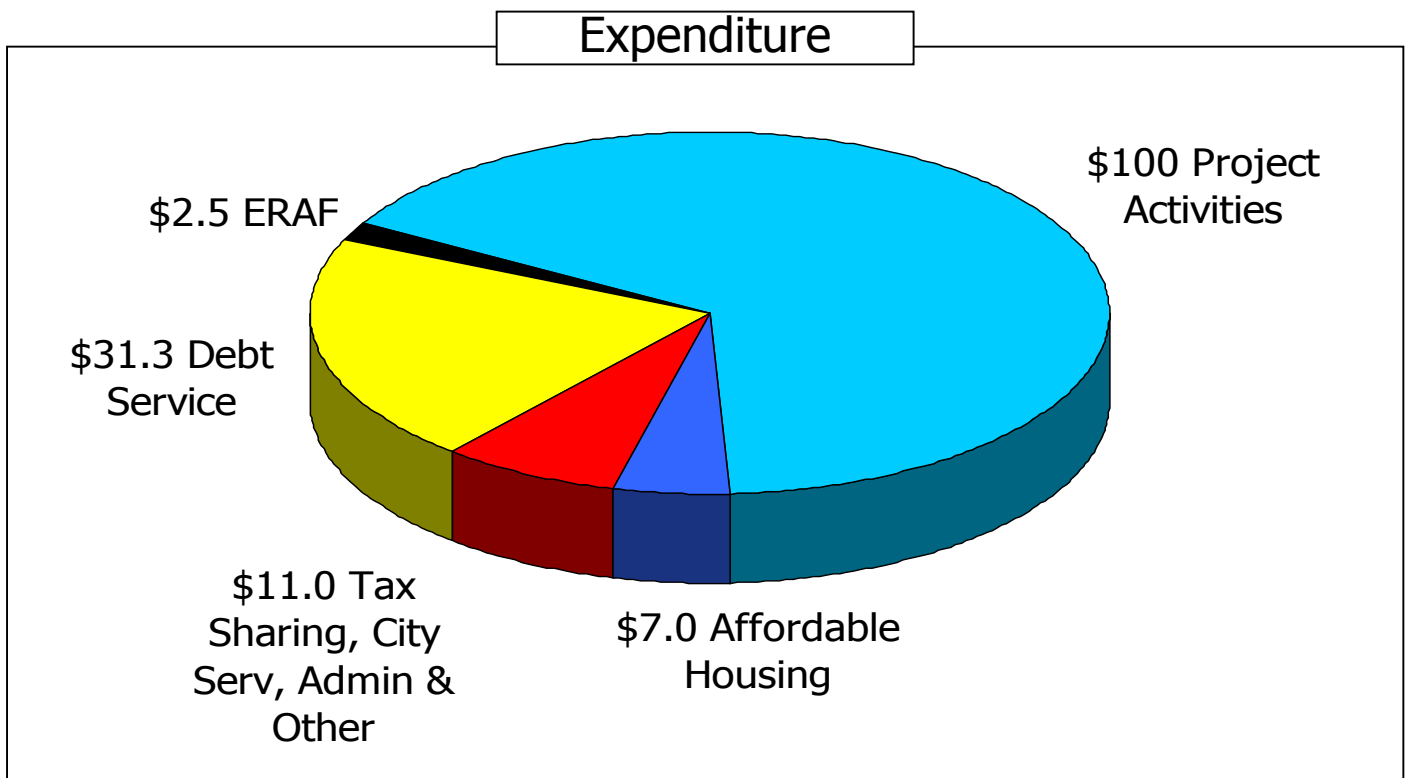
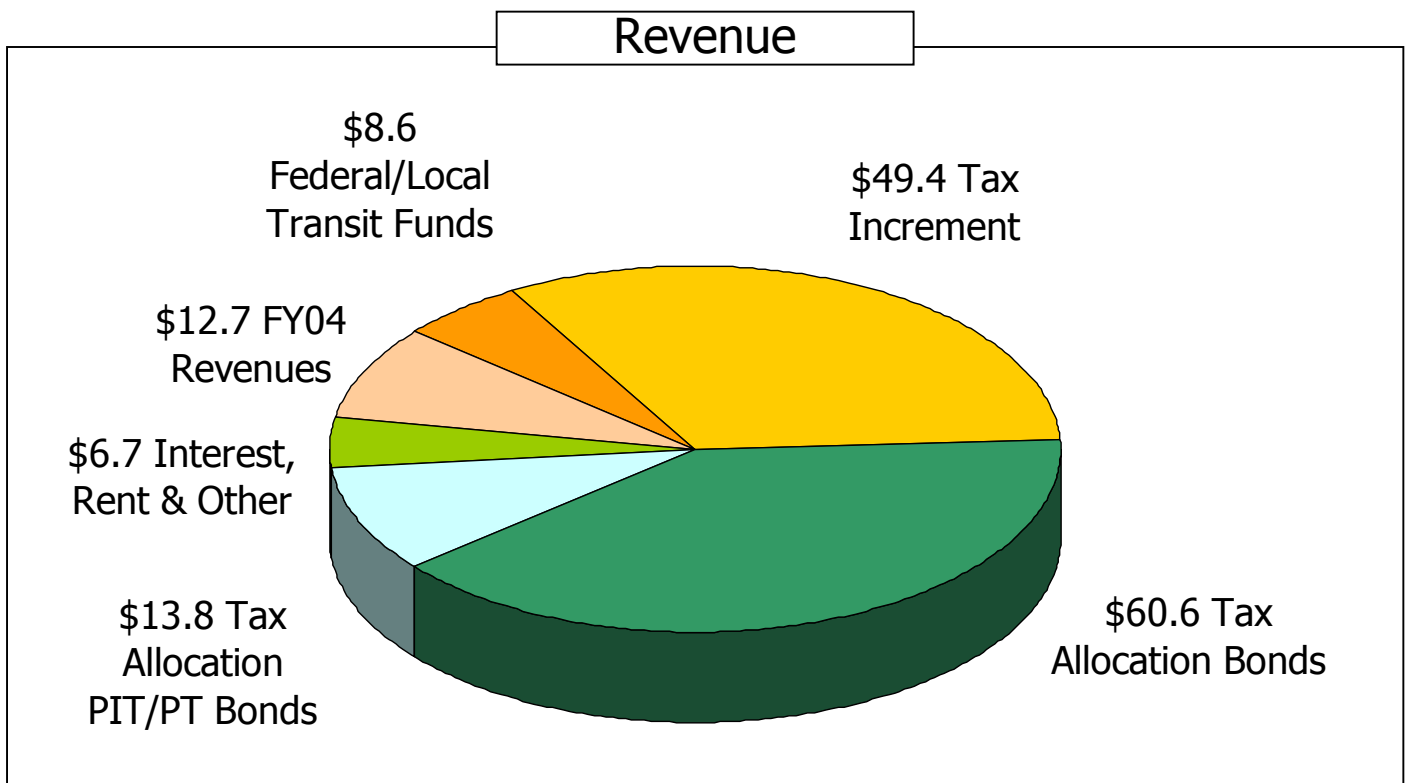


Chart A

**CENTRE CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2005 PROJECTS**  
(IN THOUSANDS ROUNDED)

New or Additional

<b>1</b>	Major Public Projects:	\$ 34,000
	• Downtown Main Library	
	• Parks/Open Space/Community Facility	
<b>2</b>	Transit Projects:	\$ 21,000
	• Pedestrian Bridge	
	• At Grade Track Improvements at Park Boulevard/Harbor Drive	
	• Park to Bay Project - Public Improvements ("C" to "E" Streets)	
<b>3</b>	MOU Payment Obligations:	\$ 17,000
	• Possessory Interest/Property Tax Payment	
	• Park at the Park Payment	
<b>4</b>	Gaslamp - Public Improvements	\$ 1,338
<b>5</b>	12 <sup>th</sup> and Market Acquisition (Replenishment to Low/Mod)	\$ 9,000
<b>6</b>	North Embarcadero Alliance - Design	\$ 2,503
<b>7</b>	14 <sup>th</sup> and Island Acquisition (Replenishment to Low/Mod)	\$ 2,100
<b>8</b>	East Village - Public Improvements	\$ 2,279
<b>9</b>	Public Parking Facility (7 <sup>th</sup> and Market) - Design and Architectural	\$ 2,048
<b>10</b>	Little Italy Improvements - Street Lights/Streetscape	\$ 1,173
<b>11</b>	Core Street Lights	\$ 1,000
<b>12</b>	Smart Corner Trolley Station Improvements	\$ 1,718
<b>13</b>	"B" Street Pedestrian Access to Transit Courtyard	\$ 300
<b>14</b>	Balboa Theatre (additional)	\$ 2,000
<b>15</b>	Community Plan Update	\$ 450
<b>16</b>	Cortez Hill Park and Misc. Cortez Public Improvements	\$ 1,013
<b>17</b>	Marketing Program	\$ 479
<b>18</b>	Remediation Fund - Pass Thru	\$ 200
<b>19</b>	Public Infrastructure Studies and Improvements - Areawide	\$ 3,025

**CENTRE CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2005 PROJECTS**  
(IN THOUSANDS ROUNDED)

<b>20</b>	Prior Year Adjustments - Pass Thrus	\$ (3,573)
<b>21</b>	Prior Year Adjustments - Non-Pass Thrus	\$ (507)
<b>22</b>	Miscellaneous	<u>\$ 1,505</u>
	<b>TOTAL Projects</b> (excluding Low/Mod)	<u><b>\$100,051</b></u>
<b>23</b>	Affordable Housing - Low and Moderate Income	<u>\$ 7,023</u>
<b>24</b>	Tax Sharing Agreements	\$ 2,600
<b>25</b>	City Services / Admin / Consultants	<u>\$ 8,325</u>
	<b>Total Other</b>	<u><b>\$ 10,925</b></u>
<b>26</b>	ERAF	<u>\$ 2,500</u>
	<b>Total Proposed Fiscal Year 2005 Project Budgets</b>	<b>\$120,499</b>
	<b>Debt Service</b>	<u><b>\$ 31,313</b></u>
	<b>Total Fiscal Year 2005 Proposed Budget</b>	<u><b>\$151,812</b></u>



**CENTRE CITY DEVELOPMENT CORPORATION**  
**Total Fiscal Year 2005 Budget Summary**  
**(Including Prior Year's Appropriation)**  
**(In Thousands)**

	CONTINUING APPROPRIATION	FY 2005 NEW APPROPRIATION	TOTAL FY 2005
<b>CENTRE CITY</b>			
<b>Marina District</b>			
Public Improvements/North Embarcadero/Plan Amendment	\$ 999	\$ 220	\$ 1,219
Children's Museum/King Promenade-Art	80	50	130
Asian Historic District/Improvements	<u>470</u>	<u>\$ -0-</u>	<u>470</u>
Subtotal Marina	<u>\$ 1,549</u>	<u>\$ 270</u>	<u>\$ 1,819</u>
<b>Gaslamp District</b>			
Owner Participation Agreements/DDA's	\$ 496	\$ 1,304	\$ 1,800
Public Improvements	<u>1,162</u>	<u>1,348</u>	<u>2,510</u>
Subtotal Gaslamp	<u>\$ 1,658</u>	<u>\$ 2,652</u>	<u>\$ 4,310</u>
<b>Columbia/Core District</b>			
Private Development/Acquisition/Offsites/Other	\$ 2,500	\$(1,608)	\$ 892
Public Improvements/North Embarcadero	644	2,245	2,889
Smart Corner/"C" Street Corridor	<u>832</u>	<u>1,718</u>	<u>2,550</u>
Subtotal Columbia/Core District	<u>\$ 3,976</u>	<u>\$ 2,355</u>	<u>\$ 6,331</u>
<b>Little Italy District</b>			
Design/Construction - India Street Phase II	1,837	-0-	1,837
Street Lights/Pop Outs/Streetscape/Public Improvements	2,659	1,173	3,832
Parking Program	740	-0-	740
North Embarcadero	<u>\$ 420</u>	<u>\$ 825</u>	<u>\$ 1,245</u>
Subtotal Little Italy	<u>\$ 5,656</u>	<u>\$ 1,998</u>	<u>\$ 7,654</u>
<b>Cortez District</b>			
Cortez Street Lights /Traffic Signal/Engineering	1,894	986	2,880
Cortez Hill Park/Tweet Street	<u>\$ 1,990</u>	<u>\$ 27</u>	<u>\$ 2,017</u>
Subtotal Cortez	<u>\$ 3,884</u>	<u>\$ 1,013</u>	<u>\$ 4,897</u>

**CENTRE CITY DEVELOPMENT CORPORATION**  
**Total Fiscal Year 2005 Budget Summary**  
**(Including Prior Year's Appropriation)**  
**(In Thousands)**

	CONTINUING APPROPRIATION	FY 2005 NEW APPROPRIATION	TOTAL FY 2005
<b>East Village District</b>			
EIR Mitigation/Fees/Remediation	\$ 4,500	0	4,500
Public Parking Facilities	2,168	2,048	4,216
Private Development Sites	10,939	8,401	19,340
Public Projects/Transit Projects/ Downtown Library Project/MOU Obligations/Offsites	<u>5,975</u>	<u>60,422</u>	<u>66,397</u>
Subtotal East Village	<u>\$ 23,582</u>	<u>\$70,871</u>	<u>\$ 94,453</u>
<b>Area Wide Projects</b>			
Community/Plan Amendment	\$ 68	\$ 450	\$ 518
Remediation Fund	218	200	418
Parks/Open Space/Community Facility	3,000	14,000	17,000
Marketing Program	38	447	485
Banner/Signage Program	275	-0-	275
Public Improvements/Offsites for Private Development	<u>1,746</u>	<u>3,795</u>	<u>5,541</u>
Subtotal Area Wide Projects	<u>\$ 5,345</u>	<u>\$ 18,892</u>	<u>\$ 24,237</u>
<b>Horton Plaza Project</b>			
Horton Theatre	\$ 500	\$ -0-	\$ 500
Public Improvements	1,600	-0-	1,600
Balboa Theater	<u>10,407</u>	<u>2,000</u>	<u>12,407</u>
Subtotal Horton Plaza	<u>\$12,507</u>	<u>\$ 2,000</u>	<u>\$ 14,507</u>
<b>Subtotal Projects</b>	<b><u>\$58,157</u></b>	<b><u>\$100,051</u></b>	<b><u>\$ 158,208</u></b>
Admin/Tax Entities/City Services/Other Indirect Costs	<u>\$ 11</u>	<u>\$ 13,425</u>	<u>\$ 13,436</u>
<b>SUB-TOTAL CENTRE CITY AND HORTON PLAZA PROJECTS</b>	<b>\$58,168</b>	<b>\$113,476</b>	<b>\$ 171,644</b>
<b>LOW AND MODERATE INCOME HOUSING PROJECTS</b>	<b><u>\$26,718</u></b>	<b><u>\$ 7,023</u></b>	<b><u>\$ 33,741</u></b>
<b>TOTAL - ALL PROJECT ACTIVITY</b>	<b>\$84,886</b>	<b>\$120,499</b>	<b>\$ 205,385</b>
<b>LONG TERM DEBT/CITY REPAYMENT</b>	<b><u>\$ -0-</u></b>	<b><u>\$ 31,313</u></b>	<b><u>\$ 31,313</u></b>
<b>GRAND TOTAL FY 2005 BUDGET PRESENTATION</b>	<b><u>\$84,886</u></b>	<b><u>\$151,812</u></b>	<b><u>\$236,698</u></b>

**CENTRE CITY DEVELOPMENT CORPORATION**  
**FISCAL YEAR 2004-2005 BUDGET**

	CURRENT	PROPOSED	CHANGE
<b>SALARIES AND BENEFITS</b>			
Existing Positions	\$3,033,240	\$3,170,000	\$136,760
Additional Positions	\$0	\$290,000	\$290,000
Intern Program/Overtime/Temporary	\$89,000	\$62,000	(\$27,000)
Benefits	\$1,286,000	\$1,471,000	\$185,000
	-----	-----	-----
subtotal	\$4,408,240	\$4,993,000	\$584,760
	-----	-----	-----
<b>OVERHEAD</b>			
Rent- Office/DIC	\$376,000	\$355,000	(\$21,000)
Rent- Equipment	\$10,000	\$10,000	\$0
Leasehold Improvements	\$15,000	\$10,000	(\$5,000)
Telephone/Communications	\$49,000	\$42,000	(\$7,000)
Photography & Blueprinting	\$8,000	\$8,000	\$0
Office/Graphics/Computer Programs & Supplies	\$48,000	\$47,000	(\$1,000)
Postage	\$37,000	\$37,000	\$0
Publications	\$4,200	\$4,200	\$0
Reproduction Expense	\$51,100	\$52,900	\$1,800
Advertising/Relocation/Recruiting Expense	\$10,000	\$16,000	\$6,000
Business Expense	\$40,000	\$40,000	\$0
Travel	\$35,500	\$35,500	\$0
Auto Expense	\$31,000	\$31,500	\$500
Repairs & Maintenance	\$12,000	\$12,000	\$0
Memberships & ULI Registration	\$28,600	\$29,000	\$400
Professional Development /Training	\$19,000	\$20,000	\$1,000
Insurance	\$51,000	\$70,000	\$19,000
Equal Opportunity Expense	\$65,000	\$65,000	\$0
Promotional Material/Marketing/Events	\$179,000	\$190,000	\$11,000
F & E /Computer Equipment	\$40,000	\$68,500	\$28,500
Directors Fees /Board Expense	\$12,600	\$12,600	\$0
	-----	-----	-----
subtotal	\$1,122,000	\$1,156,200	\$34,200
	-----	-----	-----
<b>CONSULTANTS</b>			
Legal/Audit/Computer/Other	\$130,000	\$130,000	\$0
	-----	-----	-----
<b>TOTAL ADMINISTRATIVE BUDGET</b>	<b>\$5,660,240</b>	<b>\$6,279,200</b>	<b>\$618,960</b>
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04/20/2004

ATTACHMENT B (page 1 of 2)

**CENTRE CITY DEVELOPMENT CORPORATION**  
**FY2004-2005 POSITIONS/SALARY RANGES**

POSITIONS	FY 2004 Positions	FY 2005 Positions	CURRENT			PROPOSED		
President & Chief Operating Officer	1.0	1.0	\$169,000	to	\$227,000	\$178,000	to	\$238,000
Senior Vice President	1.0	1.0	\$118,000	to	\$159,000	\$124,000	to	\$167,000
Vice Pres. & Chief Financial Officer	1.0	1.0	\$115,000	to	\$155,000	\$121,000	to	\$163,000
Vice Pres. - Real Estate	1.0	1.0	\$110,000	to	\$149,000	\$116,000	to	\$156,000
Vice Pres. - Marketing & Communications	1.0	1.0	\$85,000	to	\$115,000	\$90,000	to	\$121,000
Mgr.-Contracting/Arch&Plan	2.0	2.0	\$91,000	to	\$123,000	\$91,000	to	\$123,000
Senior Project Manager	4.0	4.0	\$79,000	to	\$109,000	\$83,000	to	\$114,000
Resident Engineer/Public Works Inspector	1.0	1.0	\$65,000	to	\$88,000	\$68,000	to	\$92,000
Associate Project Manager	4.0	4.0	\$45,000	to	\$75,000	\$45,000	to	\$75,000
Assistant Project Manager	0.0	0.0	\$42,000	to	\$56,000	\$44,000	to	\$59,000
Contract Administrator	1.0	1.0	\$38,000	to	\$51,000	\$38,000	to	\$51,000
Equal Opportunity Administrator	0.0	1.0	N/A	to	N/A	\$38,000	to	\$51,000
Principal Planner	1.0	1.0	\$68,000	to	\$91,000	\$72,000	to	\$96,000
Senior Planner	2.0	3.0	\$59,000	to	\$82,000	\$61,000	to	\$86,000
Associate Planner	1.0	2.0	\$43,000	to	\$70,000	\$43,000	to	\$74,000
Assistant Planner	0.0	0.0	\$41,000	to	\$56,000	\$41,000	to	\$57,000
Junior Planner	1.0	1.0	\$35,000	to	\$44,000	\$35,000	to	\$46,000
Community Relations Manager/Director	1.0	1.0	\$53,000	to	\$71,000	\$64,000	to	\$86,000
Communications Manager	1.0	1.0	\$53,000	to	\$71,000	\$56,000	to	\$75,000
Communications Assistant	0.0	1.0	N/A	to	N/A	\$37,000	to	\$50,000
Graphics/Designer	1.0	1.2	\$49,000	to	\$64,000	\$52,000	to	\$67,000
Downtown Information Manager	1.0	1.0	\$51,000	to	\$69,000	\$53,000	to	\$72,000
Downtown Information Assistant	1.0	1.0	\$30,000	to	\$49,000	\$31,000	to	\$51,000
Senior Financial Analyst/Accountant	1.0	1.0	\$58,000	to	\$79,000	\$61,000	to	\$83,000
Principal Accountant	1.0	1.0	\$62,000	to	\$82,000	\$65,000	to	\$86,000
Accountant/Financial Analyst	1.0	1.0	\$50,000	to	\$67,000	\$52,000	to	\$70,000
Sr. Accountant/Human Resources Specialist	0.0	1.0	N/A	to	N/A	\$52,000	to	\$70,000
Senior Accountant	1.0	1.0	\$50,000	to	\$67,000	\$52,000	to	\$70,000
Accountant/ Business Mgr.	1.0	1.0	\$46,000	to	\$60,000	\$48,000	to	\$63,000
Computer Information Specialist	0.8	0.8	\$30,000	to	\$41,000	\$31,000	to	\$43,000
Executive Assistant	1.0	1.0	\$46,000	to	\$63,000	\$48,000	to	\$66,000
Secretary	5.0	5.0	\$30,000	to	\$49,000	\$31,000	to	\$51,000
Receptionist	1.0	1.0	\$25,000	to	\$35,000	\$26,000	to	\$37,000
Clerk/Messenger	1.0	1.0	\$24,000	to	\$35,000	\$25,000	to	\$37,000
Clerk/Typist	1.0	1.0	\$22,700	to	\$31,000	\$24,200	to	\$33,000
Subtotal Positions & Salaries	41.8	46.9			\$3,033,200			\$3,460,000
Intern Program/Overtime/Temporary					\$89,000			\$62,000
TOTAL POSITIONS & SALARIES	41.8	46.9			\$3,122,200			\$3,522,000

04/20/2004

ATTACHMENT B (page 2 of 2)

**CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

Project	Total new or rehabbed	Total low and mod restricted	Moderate income restrict.	Lower income restrict.	Very Low income restrict.
<b>HORTON PLAZA REDEVELOPMENT PROJECT</b>					
Horton 4th Ave.	65	51	51	0	0
Meridian	172	0	0	0	0
	-----	-----	-----	-----	-----
	237	51	51	0	0
	-----	-----	-----	-----	-----
<b>CENTRE CITY REDEVELOPMENT PROJECT</b>					
<b>Columbia Sub Area</b>					
Columbia Tower	150	148	0	2	146
Koll Phase I	24	0	0	0	0
Marina Park	120	0	0	0	0
Park Row	154	0	0	0	0
Treo	326	0	0	0	0
YMCA	260	52	0	27	25
	-----	-----	-----	-----	-----
Total	1,034	200	0	29	171
	-----	-----	-----	-----	-----
<b>Core District</b>					
Lofts @ 4C Square	29	0	0	0	0
On Broadway	33	0	0	0	0
Scripps Lofts	26	10	10	0	0
Trolley Lofts	36	27	27	0	0
YWCA	59	59	0	0	59
	-----	-----	-----	-----	-----
Total	183	96	37	0	59
	-----	-----	-----	-----	-----



**CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

Project	Total new or rehabbed	Total low and mod restricted	Moderate income restrict.	Lower income restrict.	Very Low income restrict.
<b>Cortez District</b>					
Apartments at El Cortez	85	0	0	0	0
Cortez Hill Family Center	45	45	0	0	45
Discovery Hill Condos	199	0	0	0	0
Elliot Arms	36	0	0	0	0
Heritage Apartments	230	38	38	0	0
Mason Hotel	27	26	0	0	26
Mills at Cortez Hill	130	0	0	0	0
Palermo	225	0	0	0	0
Park at 10th Ave.	32	0	0	0	0
Second Ave. Apts.	24	0	0	0	0
Soleil Court/Millennium 3	8	0	0	0	0
<b>Total</b>	<b>1,041</b>	<b>109</b>	<b>38</b>	<b>0</b>	<b>71</b>
<b>East Village District</b>					
Angove	11	0	0	0	0
Carnation Building	9	0	0	0	0
Church Lofts	36	18	18	0	0
Coleman Apts	4	0	0	0	0
Entrada	172	40	18	22	0
Hacienda Townhomes	52	51	0	20	31
Island Village	280	280	0	196	84
Jacaranda Studios	4	0	0	0	0
Lofts @ 6th Ave.	97	0	0	0	0
Market Square Manor	200	200	0	0	200
Moto Villas	36	0	0	0	0
Neuhaus Ateliers	17	0	0	0	0
Pacifica Villas	100	0	0	0	0
Park Blvd. West	120	0	0	0	0
Park Loft Ph I	120	0	0	0	0
Rachel's Center	9	9	0	0	9
Row Homes on F Street	17	0	0	0	0
Salvation Army Silvercrest	125	125	0	0	125
SDYCS Storefront	5	5	0	0	5
Villa Harvey Mandel	90	89	0	0	89
Village Place	46	46	0	2	44
Vista Hill Crisis Center	7	7	0	0	7
Yale Hotel	15	14	10	0	4
900 F St.	115	86	86	0	0
3 in a Rowhomes	3	0	0	0	0
<b>Total</b>	<b>1,690</b>	<b>970</b>	<b>132</b>	<b>240</b>	<b>598</b>

**CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

Project	Total new or rehabbed	Total low and mod restricted	Moderate income restrict.	Lower income restrict.	Very Low income restrict.
Gaslamp Quarter Sub Area					
Cole Bldg.	44	44	0	33	11
Lincoln Hotel	41	41	0	0	41
Marston/Hubbell	11	0	0	0	0
Metropolitan	54	0	0	0	0
Montrose Bldg.	8	0	0	0	0
Pipitone Building	12	0	0	0	0
Pioneer Warehouse	85	0	0	0	0
Samuel Fox Lofts	21	0	0	0	0
Simmons	28	0	0	0	0
Steele Bldg.	26	0	0	0	0
William Penn Hotel	18	0	0	0	0
Windsor Hotel*	32	0	0	0	0
Total	380	85	0	33	52
Little Italy District					
Acqua Vista	390	0	0	0	0
Bella Via	41	0	0	0	0
Billboard Lofts	24	0	0	0	0
Camden Tuscany	163	0	0	0	0
Columbia & Elm	21	0	0	0	0
Columbia & Fir	16	0	0	0	0
Date St. Townhomes	2	0	0	0	0
Doma Lofts and Towns	124	0	0	0	0
Essex Lofts Apts.	36	0	0	0	0
Hawthorn Place	35	0	0	0	0
LIND B & C	28	2	2	0	0
LIND A-1	37	36	10	18	8
LIND A-2	6	0	0	0	0
Porta d'Italia	200	0	0	0	0
Portico	84	0	0	0	0
Porto Siena Condos	88	0	0	0	0
Son of Kettner	31	0	0	0	0
State St. Condos	3	0	0	0	0
Titan	21	0	0	0	0
Victorian House	8	0	0	0	0
Village Walk Condos	77	0	0	0	0
Waterfront Apartments	42	0	0	0	0
1631 State St.	7	0	0	0	0
Total	1,484	38	12	18	8

**CENTRE CITY DEVELOPMENT CORPORATION  
COMPLETED RESIDENTIAL PROJECTS**

Project	Total new or rehabbed	Total low and mod restricted	Moderate income restrict.	Lower income restrict.	Very Low income restrict.
Marina Sub Area					
CCBA	45	44	0	35	9
Chinese Regal	24	0	0	0	0
Cityfront Terrace	321	0	0	0	0
Citywalk	109	0	0	0	0
Columbia Place	103	0	0	0	0
Cornerstone	42	0	0	0	0
Crown Bay Condos	86	0	0	0	0
Greystone	37	0	0	0	0
Horizons Condos	211	0	0	0	0
Horton House	153	150	0	5	145
Island Inn	200	197	118	39	40
J Street Inn	221	221	177	22	22
Lions Manor	131	129	0	1	128
Market St. Square	192	40	0	11	29
Marina Park	104	0	0	0	0
One Harbor Drive	202	0	0	0	0
Pacific Terrace	53	0	0	0	0
Park Place	178	0	0	0	0
Park Row	68	0	0	0	0
Renaissance	109	0	0	0	0
SeaBridge	387	0	0	0	0
The Brickyard	18	0	0	0	0
WaterMark	96	0	0	0	0
101 Market Apts.	149	0	0	0	0
2nd & Island Lofts	18	0	0	0	0
7 on Kettner	7	0	0	0	0
600 Front St.	180	0	0	0	0
235 Market Condos	57	0	0	0	0
Total	3,501	781	295	113	373
Total CCRP & Horton Plaza	9,550	2,330	565	433	1,332
Replacement Units	(75)	(75)	0	(4)	(71)
GRAND TOTAL	9,475	2,255	565	429	1,261

PERCENTAGE OF TOTAL

24%

PERCENTAGE OF LOW/MOD

56%

\*Excluded from low/mod totals, Windsor Hotel units cannot be counted toward long-term affordability goals due to the limited duration of affordability restrictions.

# ECONOMIC GAIN FROM REDEVELOPMENT

## Past 29 Years Centre City Redevelopment Projects

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PRIVATE INVESTMENT	\$ 4.4 billion
PUBLIC INVESTMENT	\$ 777.5 million
Private/Public Investment Ratio	<u>5.7:1</u>

### TAXES

Agency - Tax Increment	\$ 411.9 million
City - General Fund Revenue	\$ 390.9 million
TOT (since 1984)	\$ 264.2 million
Sales Taxes (since 1984)	\$ 99.7 million
Property Taxes (since 1984)	\$ 27.0 million
TOTAL TAXES	<u>\$ 802.8 million</u>

### ANNUAL TAXES

Property	\$ 44.4 million
Sales	\$ 8.7 million
T.O.T.	<u>\$ 31.2 million</u>
TOTAL ANNUAL TAXES	<u>\$ 84.3 million</u>

### ANNUAL YIELD TO CITY

**10.8%**

Public Improvements/Infrastructure	\$ 386.7 million
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Housing Units Developed/Assisted	9,550 units
Low/Mod Housing (2,330 units)	

Hotel Rooms	6,260 rooms
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Office/Retail space (sq. ft.)	6.0 million
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### JOBS

Construction	26,970
Permanent	26,000

City Loan Repayments/Transfers/Other	\$ 86.7 million
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The above does not include the many economic benefits generated from businesses and related job gains. CCDC 04-20-2004

# CENTRE CITY DEVELOPMENT CORPORATION

## SUMMARY OF ADMINISTRATIVE BUDGET CHANGES

	FY 2003 ACTUAL	FY 2004 BUDGET	FY 2005 PROPOSED	FY 2004-2005 CHANGE
Positions	40.6	41.8	46.9	5.1
Personnel Expense	\$3,895,025	\$4,408,240	\$4,993,000	\$584,760
Non-Personnel Expense	\$1,054,760	\$1,252,000	\$1,286,200	\$34,200
<b>TOTAL</b>	<b>\$4,949,785</b>	<b>\$5,660,240</b>	<b>\$6,279,200</b>	<b>\$618,960</b>

### POSITIONS

Five new positions are being added:

Senior Planner - to provide architectural plan and developer permit review and processing.

Associate Planner - to accommodate the greater workload created by the Community Plan Update and development activity.

Equal Opportunity Administrator - to administer the Corporation's growing outreach program converting a temporary full-time position to a permanent full-time position.

Communications Assistant - to assist in the creation, writing, editing of brochures and marketing materials.

Senior Accountant/Human Resources Specialist - to provide various accounting functions pertaining to the Corporation and Agency and provide a variety of human resource services.

### SALARY

A provision for compensation changes for staff of \$136,760 is included. The amount represents a provision for merit and cost of living increase. An additional \$290,000 is provided for the additional positions.

### FRINGE BENEFITS

Overall, the fringe benefit costs increased \$185,000 consisting of approximately \$107,000 attributed to the new positions with the remaining \$78,000 associated with in existing benefits. Of the \$78,000 increase, medical insurance premium accounts for approximately



\$45,000 of the increase with the remaining representing amounts associated with pension contributions based on increases in salaries, disability insurance premiums and an increase of \$500 per year for the management benefit package.

#### NON-PERSONNEL

The overall amount for non-personnel items increased \$34,200 primarily from increases in Workers Compensation Insurance premium (\$19,000), Marketing and Communications Expense (\$11,000) and Furniture/Fixtures/Equipment and Computer purchases (\$28,500). The increases are partially offset by decreases in Rent Expense (\$21,000) and Leasehold Improvements (\$5,000) resulting from a recently extended office lease agreement.



THE CITY OF **SAN DIEGO**  
EQUAL OPPORTUNITY CONTRACTING PROGRAM  
1010 SECOND AVENUE • SUITE 500 • SAN DIEGO, CA 92101  
(619) 533-4464 • FAX: 533-4474

## WORK FORCE REPORT

The objective of the Equal Employment Opportunity Program is to ensure that contractors doing business with the City, or receiving funds from the City, will not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship.

NO OTHER FORMS WILL BE ACCEPTED

### CONTRACTOR IDENTIFICATION

Type of Contractor: ☐ Construction ☐ Vendor/Supplier ☐ Financial Institution ☐ Lessee/Lessor  
☐ Consultant ☐ Grant Recipient ☐ Insurance Company ☒ Other

Name of Company: Centre City Development Corporation

A.K.A./D.B.A.: CCDC

Address (Corporate Headquarters, where applicable): 225 Broadway, Suite 1100

City San Diego County San Diego State CA Zip 92101

Telephone Number: ( 619 ) 235-2200 FAX Number: ( 619 ) 236-9148

Name of Company CEO: Peter J. Hall, President

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address: Same As Above

City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number: ( \_\_\_\_\_ ) \_\_\_\_\_ FAX Number: ( \_\_\_\_\_ ) \_\_\_\_\_

Type of Business: \_\_\_\_\_ Type of License: \_\_\_\_\_

The Company has appointed: David Allsbrook, Manager - Contracting & Public Works

as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate, and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: Same As Above

Telephone Number: ( 619 ) 533-7112 FAX Number: ( \_\_\_\_\_ ) Same As Above

For Firm's: ☐ San Diego Work Force and/or ☒ Managing Office Work Force

I, the undersigned representative of Centre City Development Corporation

San Diego California  
(County) (State)

hereby certify that information provided herein is true and correct. This document was executed on this day of

December 31, 2003

[Signature]  
(Authorized Signature)

Frank J. Alessi, VP & CFO

(Print Authorized Signature Name)

# WORK FORCE REPORT

- Page 2 -

NAME OF FIRM: Centre City Development Corporation DATE: December 31, 2003

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force.

Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- |  |  |
|--|--|
| (1) African-American, Black                          | (5) Filipino   |
| (2) Latino, Hispanic, Mexican-American, Puerto Rican | (6) Caucasian  |
| (3) Asian, Pacific Islander                          | (7) Other Ethnicities; not falling into other groups |
| (4) American Indian, Eskimo                          |  |

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Executive, Administrative, Managerial											2	3		
Professional Specialty	1	1	3		1					1	6	10		
Engineers/Architects			1								2			
Technicians and Related Support														
Sales														
Administrative Support/Clerical		2	1	3					1			4		
Services														
Precision Production, Craft and Repair														
Machine Operators, Assemblers, Inspectors														
Transportation and Material Moving														
Handlers, Equipment Cleaners, Helpers and Non-construction Laborers*														

\*Construction labors and other field employees are not to be included on this page

TOTALS EACH COLUMN	1	3	5	3	1	0	0	0	1	1	10	17	0	0
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GRAND TOTAL ALL EMPLOYEES	42
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INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED														
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NON-PROFIT ORGANIZATIONS ONLY:

BOARD OF DIRECTORS	1		1								2	2		
VOLUNTEERS														
ARTISTS														